

ARTICLE 18

CBD - CENTRAL BUSINESS DISTRICT

Legislative Intent. The intent of this district is to provide for orderly development of the central business and commerce area of the Town of Warrenton in accordance with objectives, policies, and proposals of the Comprehensive Plan of the Town. The logical and timely development of the land for primarily business purposes is herein a stated purpose of this district while at the same time providing for higher density residential development. The district proposes to encourage the following:

- A uniformity of design to ensure the orderly arrangement of buildings, land uses, and parking areas, and all construction hereafter proposed for this area.
- An aesthetic cohesive interrelationship of buildings in order to ensure a harmonious environment, allowing a degree of variety in building design provided said variety is within the overall design framework of the district.
- Maximization of a beneficial interrelationship between vehicular facilities (streets and parking lots), pedestrian facilities (sidewalks, malls and plazas), and commercial establishments.
- The provision of adequate, appropriately located off-street parking facilities.
- Development which places emphasis on consumer conveniences including an attractive environment.
- The architectural design and arrangement of buildings and spaces so as to conform to the general character and plans of the district.

18-1 Use Regulations. A building may be erected, altered, or used, and a lot may be used or occupied, for any of the following purposes and no other.

18-1.1 Uses Permitted by Right:

- Single-family detached dwelling units subject to all R-6 requirements and regulations (Article 9).
- Townhouses and duplexes, for either rent or sale, subject to all RT requirements and regulations (Article 10).
- Apartments.
- Stores for the retail sale of antiques; automobile supplies; artworks and supplies; books; cigars; clothing and apparel of any kind; dry goods; drugs; garden supplies; gifts; electrical goods and supplies; food and food products of any kind including production of bakery goods for retail sale in the same

establishments, but not including the killing of poultry or any other livestock; furniture; household furnishings and decorator's supplies; hardware; luggage and leather goods; office supplies; optical goods; pets and pet supplies; photographic equipment and supplies; variety goods; toys; jewelry; liquor; music; stationery; newsstands; and other similar retail establishments.

- Stores for the retail sale and repair of goods listed above, with the service component subordinate and incidental to the retail use and located within the same retail business area. (amended by Council 10/17/95)
- Retail service stores and personal service shops such as barber shops; beauty parlors; shoe repair shops; tailor shops; hand laundries; laundromats; establishments for receiving and distributing articles for laundering or cleaning; blueprint, photostat, and similar reproduction establishments; and printing establishments not exceeding three thousand (3,000) square feet in gross area.
- Offices for business or professional use.
- Banks and other financial institutions.
- Restaurants.
- Clinics - outpatient care only.
- Cleaning and pressing shops limited to six (6) pressing machines, and four (4) dry cleaning machines.
- Studios.
- Vending machines and laundromats.
- Broadcasting stations.
- Theaters.
- Historic shrines and museums.
- Parking lots.
- Public buildings.
- Churches and community buildings.
- Parks and playgrounds.
- Accessory buildings.
- Signs subject to Article 25.
- Off-street parking and load subject to Article 24.
- Open space subject to Article 23.
- Utilities related to and necessary service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution of communication service, and underground pipelines or conduits for local electrical, gas, sewer, or water service, but not those facilities listed as requiring a special use permit.

18-1.2 Uses Permitted by Special Use Permit. The following uses will be permitted upon authorization of the Town Council subject to Article 4, Section 4-8.

- Child care center, day care center, or nursery school.
- Retail, personal or business services, office, or restaurants in dwellings or apartment buildings.
- Schools, including trade schools.
- Commercial parking lots and garages.
- Service stations, with no outside care storage.
- Rental service establishments, with no outside equipment storage.
- Funeral homes.
- Taxicab stands.
- Automobile and truck sales and service repair garages.
- Farmers markets.
- Medical centers and laboratories.
- Hospitals.
- Hotels and motels.
- Printing establishments in excess of 3,000 square feet in gross area.
- Commercial recreational establishments.
- Grain and feed supply stores.
- Small equipment sales and/or service operations.
- Clubs and lodges.
- Transportation facilities such as bus terminals, and railroad stations.
- Wholesale establishments but not warehouses generally.
- Self-service storage compartments commonly known as mini-warehouses.
- Treatment plants, water storage tanks, major transmission lines or pipelines, pumping or regulator stations, communications towers, storage yards and substations, and cable television facilities and accessory buildings.
- Active and passive recreation and recreational facilities.
- Emergency housing. (Amended by Council 10/10/96)

18-2 Area Regulations

18-2.1 Minimum lot size:

- Three thousand (3,000) square feet for commercial uses.

- Apartments: Not greater than the density listed below computed on the basis of the number of dwelling units on the lot, and of the number of bedrooms per dwelling unit:

No. of Bedrooms /Dwelling Unit	Number of Dwelling Units/Gross Acre
Efficiency	25
1	20
2	15
3	10
4 or more	5

- No regulation for other permitted uses.
- The Minimum area regulations may be modified by the Town Council in accordance with the provisions of Section 4-8.2a. (Amended by Council 11/12/97)

18-2.2 Maximum percent lot coverage:

- No regulation for commercial uses.
- Apartments: Eighty-five (85) percent of site including buildings, streets and off-street parking.
- No regulation for other permitted uses.

18-3 Setback Regulations

- Nonresidential uses may build adjacent to the public right-of-way or to the edge of the public sidewalk.
- Residential uses shall be set back a minimum of twenty (20) feet from the public right-of-way.

18-4 Frontage Regulations

There shall be no minimum lot width.

18-5 Yard Regulations

Side: No regulation adjacent to any C or I district.

Twenty-five (25) feet adjacent to any R district.

Rear: No regulation adjacent to any C or I district.

Twenty-five (25) feet adjacent to any R district.

18-6 Height Regulations

Buildings may be erected up to seventy-five (75) feet in height from grade provided that:

- Side and rear yards adjacent to any other C or I district shall be increased one (1) additional foot of building height above thirty-five (35) feet.
- Side and rear yards adjacent to any R district shall be increased two (2) additional feet for each one (1) foot of building height above thirty-five (35) feet.
- Church spires, belfries, cupolas, monuments, municipal water towers, chimneys, flues, flagpoles, and television antennae are exempt. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest.
- Accessory buildings over fifteen (15) feet in height shall be at least ten (10) feet from any lot line. All accessory buildings shall be less than the main building in height.

18-7 Special Provisions for Accessory Structures

- Accessory buildings aggregate area shall not exceed twenty-five (25) percent of the open space within a given development.
- Accessory buildings shall not be located closer than five (5) feet to any rear or side property line adjacent to an R district or within five (5) feet of the main structure, except that an accessory building may be built on the property line as a party wall, provided the applicant files with the Zoning Administrator the written consent of the owners of the adjoining properties, and the exterior walls are of masonry construction.

Provision must be made for disposal of roof water onto the subject property or to the nearest storm sewer.

- Attached carports, garages, or other accessory buildings and structures shall be subject to same setback as main structure.
- Service station pumps, pump islands, and detached freestanding pump canopies may occupy required yards provided they are not less than fifteen (15) feet from street lines.

- Open fire escapes of noncombustible material may project into side or rear yards by not more than four (4) feet and be no closer to any property line than five (5) feet.

18-8 Screening

All nonresidential uses shall be permanently screened from adjoining and contiguous residential districts by a wall, fence, evergreen hedge, and/or other suitable enclosure of minimum height five (5) feet and maximum height eight (8) feet. Any area between such enclosure and the property line shall be landscaped to form a permanent screening area. The requirement for a screening enclosure and/or screening area may be waived if equivalent screening is provided by existing parks, parkways, recreational areas, or by topography or other natural conditions.

The above requirement shall not apply when the (architectural) front of any commercial building faces the street across from an R district or when the strict application of the requirement relative to screening can be demonstrated on the site plan as not serving the purpose for which it is intended.

All apartment buildings shall have a permanent landscaped planting area of at least ten (10) feet in depth designed for screening from view residential and commercial uses which are adjoining and contiguous to the apartment(s).

18-9 Lighting Facilities

Lighting facilities shall be arranged in a manner which will protect the highway and neighboring properties from unreasonable direct glare or hazardous interference of any kind. Lighting facilities shall be required along private and public streets and within parking areas, installed at the developer's expense.

18-10 Additional Regulations for Apartment Buildings

Apartment buildings shall be constructed in accordance with an overall plan and shall be designed as a single architectural unit with appropriate landscaping.

Adequate areas shall be provided for loading and unloading of delivery trucks and for the servicing of refuse collection, fuel, fire, and other service vehicles. They shall be so arranged that they may be used without blockage or interference with the use of accessways or parking facilities. Service areas shall be screened from view from any abutting roadway and from within the parking area.

Provision shall be made for safe and efficient ingress and egress to and from public streets and highways serving the center without undue congestion to or interference with normal traffic flow. Where intersection augmentation is required, the applicant shall bear the cost of any improvements made necessary by his development.